

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/26/2004

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 0555
Page: 795
Instrument No: 27497

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
TRACEY GLENN ASHLEY AND AMANDA DAVIDSON ASHLEY, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
RED RIVER

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 1:00:00 PM


Place of Sale of Property: Red River County Courthouse, 400 N. Walnut Street, Clarksville, TX 75426 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military

service to the sender of this notice immediately.



~~Robert La Mont, David Sims, Harriett Fletcher,~~
~~Allan Johnston, Ronnie Hubbard, Jonathan Harrison,~~
~~Ramiro Cuevas, Patrick Zwier, Shawn Schiller,~~
~~Darla Boettcher, Sue Spasic, Shannah Howle, Jon~~
~~Murphy Howle or Zoran W. Spasic~~
~~or Thuy Frazier~~
~~or Cindy Mendoza~~
~~or Deanna Segovja, Substitute Trustee~~
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-69627-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF Lamar §

Before me, the undersigned Notary Public, on this day personally appeared Sue Spasic as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as FD7115886 to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of December 2018.

Veronica Denise Ferguson

Notary Public
Signature



EXHIBIT "A"

All that certain tract or parcel of land situated in Red River County, Texas, about 16 miles S 77° E from the town of Clarksville; being part of the WILLIAM COLLUM SURVEY, ABSTRACT NO. 181; and being all of a called 41.700 square feet tract of land described in Deed from M. J. Jackson, individually and sole beneficiary under Will of Ovie Fox Jackson, deceased, to John Oce Williams, Jr. and wife, Donna Elizabeth Williams, dated the 21st day of November, 1984, and recorded in Volume 359, Pages 73-74, of the Deed Records of Red River County, Texas; said 41,700 square tract of land being part of a called 27.732 acre tract of land described in Deed to M. J. Jackson (Vol. 280, Page 653 DR); and being more particularly described as follows, to-wit:

BEGINNING at a 1" dia. Metal Pipe (f) at the Northwest corner of said called 41,700 square feet tract of land, in the West line of said 27.732 acre tract of land South, 40 feet from the Northwest corner of said 27.732 acre tract of land; same being the Southwest corner of a called 16,680 square feet tract of land described in Deed to Joe E. Bearden (Vol. 359, Page 370 DR);

THENCE N 89° 46' 28" E, along the South line of said Bearden's tract of land, a distance of 431.224 feet to a 1/2" dia. R. S. Rod (s) at the Northeast corner of said Williams' tract of land, and Southeast corner of said Bearden's tract of land, in the West line of of F. M. Highway No. 911;

THENCE Southeasterly, along the West line of said highway, being a Curve to the Left, (Central angle = 3° 03' 26", Radius = 1960.080 feet, Chord bearing and distance = S 17° 17' 47" E, 104.574 feet), an arc distance of 104.587 feet to a 1/2" dia. R. S. Rod (s) at the Southeast corner of said Williams' 41,700 square feet tract of land;

THENCE S 89° 46' 28" W, a distance of 459.362 feet to a 1" dia. Metal Pipe (f) at the Southwest corner of said 41,700 square feet tract of land, in the West line of said 27.732 acre tract of land;

THENCE N 1° 41' 32" W, along the fence line, a distance of 100.000 feet to the place of beginning and containing 1.020 acres of land, more or less.

FILED FOR RECORD
10:47 o'clock A. M. on

DEC 27 2018

S. Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX